

# Sugar City Planning & Zoning Meeting

## June 3, 2021

Commissioners in Attendance: Dave Thompson, Christine Lines, Paul Jeppson, Dan Mecham

Others in Attendance: Quinton Owens (P&Z Administrator), Chase Hendricks (City Attorney), Kurt Hibbert.

Meeting was called to order at 7:18 pm

**Comprehensive Plan:** The data gathering is almost done and a timeline is going to be set up and set out each scope to get the plan update completed.

**City Code:** City code provides that definitions not provided in the code should apply definitions from standard dictionary resources. Parking was discussed regarding definition, zone applications, exemptions, setbacks, snow storage, required plans, and paving. Entrance paving to and from streets was also included for what may be needed. Parking will be under consideration for review and updating.

**Dark Sky Ordinance:** The latest content of the potential Dark Sky ordinance was shared. Ideas included application for existing conditions. Examples and tables are provided for clarifying requirements. The main focus has been directed on avoiding uplighting and light trespassing.

**Buffering & Landscaping Ordinance:** The latest content of the potential Buffering and Landscaping ordinance was shared. The sample code being used includes possible provisions useful in enforcing completion on new projects. Several other solutions to holes in Sugar City Code may also be reviewed and added. The sample provides specifics on vegetation types, trees, berms, walls and fences and how to make them look good. Tables are also included to show what types of buffering and density is required between various zones. The open space is also categorized into general open space and formal open space and how much of which is required on developments and when it is to be completed. Maintenance and penalty fees tied to required landscaping are also in the code.

**Design Review Report:** Crapo with SunGlo and Bret Stoddard said they would be working together and use a shared snow storage area. Bret was told his ingress/egress was not defined on the site plan, and he said he would follow the city requirements and get an updated plan to the city for approval. Commissioner Jeppson said Bret also agreed to have an additional border of trees on the east side to mirror what SunGlo will have along their eastern border (see previous Design Review site plan that included landscaping from 2/06/2020.) He also agreed to pave the front as requested and comply with dark sky proposed requirements. There will still be the landscaping on the south end as originally planned as was stated above.

**Administrator Report:** Issues regarding the platting process were briefly discussed due to an issue with an approved plat description found not to close. The owner's of the first phase of Silverwood Apartments are looking to refinance and want final certificates of occupancy (not temporary ones), but they were told landscaping, dumpster enclosures, and the fence on the east property line have yet to be completed as required. SunGlo still has not corrected the exterior lighting as requested and appears to be adding similar lighting on the east side of the addition.

**Chairman Report:** The Frito-Lay building has placed their dumpster in the handicap parking space. A Business Park meeting is needed to be scheduled soon and there will need to be three members from P & Z to attend that meeting. Also, a public hearing on the impact area is also expected to soon be scheduled as well as the several hearings on Old Farm Estates..

**Motion made** by Commissioner Mecham to table the remaining items on the agenda.

**Seconded by** Commissioner Jeppson. **Motion passed** unanimously.

**Motion made** by Commissioner Jeppson to adjourn the meeting.

**Seconded by** Commissioner Lines

**Meeting adjourned 9:27 pm**